

RESOLUTION NO.: 168-2025  
INTRODUCED BY: Justice

A RESOLUTION CONFIRMING THE ACTION OF THE ZONING BOARD OF APPEALS TO GRANT THE REQUEST FOR A VARIANCE TO CONSTRUCT AN OVERSIZED ACCESSORY BUILDING AT 1993 BEVERLY HILLS DRIVE.

WHEREAS, Juliana Montiero, for property located at 1993 Beverly Hills Drive in the City of Richmond Heights, filed an application with the Zoning Board of Appeals (Case No. 869) requesting a variance from the accessory building regulations governing Single-Family Residential Districts to permit a non-garage accessory building, a 12 ft. x 20 ft. shed, in contravention of the prohibition thereof in Zoning Code Section 1135.04(c)(2)C limiting the size to 164 square feet; and

WHEREAS, pursuant to Section 1185.07 of the Zoning Code, the Zoning Board of Appeals recommended that the Council grant the requested variance based upon the reasons set forth in the minutes of the Board's public hearing for Case No. 869; and

WHEREAS, the Planning and Zoning Committee of this Council recommended at its meeting on November 25, 2025, that the variance be granted;

NOW, THEREFORE, Be It Resolved by the Council of the City of Richmond Heights, State of Ohio, that:

Section 1: The action of the Zoning Board of Appeals of the City in recommending the grant of the requested variance from Codified Ordinance Section 1135.04(c)(2)C to permit the construction of an accessory building, a 12 ft. x 20 ft. shed, at 1993 Beverly Hills Drive that is greater than the 164 square feet of floor area permitted by the Code, and which is based upon the reasons set forth in the November 5, 2025 minutes of said Board be, and the same is hereby, confirmed. Council finds that there exists a practical difficulty which outweighs the limitations set forth in the Zoning Code and the granting of the variance is not contrary to the purpose and intent of the Zoning Code.

Section 2: The Clerk is hereby instructed to mail a copy of this Resolution to the applicant.

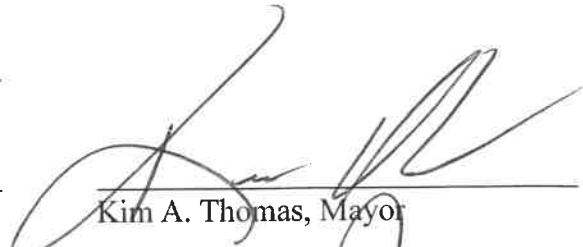
Section 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED: December 9, 2025

APPROVED: December 9, 2025

ATTEST: Tracey Blair  
Tracey Blair  
Clerk of Council

  
Kim A. Thomas, Mayor

  
Booby Jordan  
President of Council